

Foxwood at Panther Ridge Homeowners Association

Board of Directors Meeting Minutes

Saturday, June 15, 2013 at 10:00 AM

At the Foxwood Park

APPROVED

Quorum: President; Anita Zavacky, Keith Downs; Treasurer, Ken Scheidt; Secretary, Ted Meuche; Director, Stephanie Little; Vice President - Absent. Also present was Michelle Thibeault of Sunstate Association Management Group.

Hearing Panel: Nikki reported that the panel recommended a \$100 per day not to exceed \$1,000 at which a lien may be imposed. Keith made a **motion** and Ted seconded to levy the fine as recommended. Motion passed unanimously. Board instructed management to waive the fine if compliance is taken at the residence.

Minutes: Anita made a **MOTION** to approve minutes; seconded by Keith. Motion passed unanimously.

Mosquito Control. A brief discussion was had over mosquito control. Michelle to call Manatee County mosquito control.

Annual Meeting: President Anita Zavacky formally thanked Marc and Nikki Olarsch for hosting the Annual meeting.

Home building: Anita noted that it is against the Covenants if workers stay overnight at the lot while building the home. Brief discussion had and all agreed that workers should not be present overnight.

Concession: Brief discussion was had over the grass that is being over-turned on the road to the Concession. Anita reminded the Board that Foxwood at Panther Ridge's policy is to not intervene in Concession issues.

Preserve: Anita reported that she spoke to the President in the Preserve about some troublesome teenagers who have been destructive in the Preserve and they occasionally come over to Foxwood. Ted reported that he spoke with the children. Ted noted that he told the children that he witnessed them vandalizing the mailbox.

Enforcement of the Trails/Violations /Vandalism: Jeff reported that it is tough to enforce the ATV's on the trail because we don't always see them. Jeff reported if they live in any other Panther Ridge you can't fine them for *trespassing*, but, you can fine for violation of the association documents. Jeff, also, noted that all of Panther Ridge has a reciprocal agreement. Anita reported that a white SUV with 4 teenagers were on her property last Thursday. The 4 children tried to go water skiing in the swale. Discussion over hiring off-duty Officers ensued.

Abandoned homes:

Lot 22: Ted noted that Sheriff was recently called by to Lot 22.

Lot 46: Ken made a **motion** and Keith seconded to instruct Michelle to have the landscaping cleaned up the Suker house.

FINANCIALS: A lengthy discussion was had over the writing off of the bad debt. Jeff reported that Foxwood does write the bad debt off at the end of each year. Keith noted that the majority of our bad debt is due to only 2 homes.

Association Foreclosures: Question was asked if it is possible for the association to try to foreclose on the homes who are past due. Jeff reported that in order to sell the land, the association could never get clear title and that the original mortgage would be outstanding. Jeff reported that when the bank takes title they are only obligated to pay 1% of the mortgage or 12 months maintenance fees

Statute 720: New laws governing HOAs: Michelle reported that one of the new laws allows associations to move more quickly on the foreclosure process. It is called a **Motion to Expedite**. Michelle reported that her understanding is that a Motion to Expedite is a combination of both Motion to Compel combined with a Summary judgement. Both are combined and one hearing is held not two.

Insurance: Keith reported that the General Liability, Directors and Officers and Fidelity insurance limits seem to be low. Keith and Anita instructed Michelle to contact the insurance company to seek the costs for an umbrella on the General Liability, D&O and the Fidelity bond.

Swayles/Ditches: Ken Scheidt reported that the ditches need to be cleaned by 6 feet on each side. Ken reported that the convicts could be used for this type of work. Board instructed Michelle to contact Dirt Design for a bid to clean the culverts.

Entrances: Michelle asked if the Board would entertain the idea of sprucing up entrances by using a Landscape Architect. Keith suggested that street corners be done as well as entrances. Board instructed Michelle to seek bids with a Landscape Architect.

Security: Board instructed Michelle to hire Off duty Officers. Board hopes to stop the vandalism. Off duty Officers to patrol on Friday and Saturday evenings. Ted Meuche to be point of contact.

MOTION TO ADJOURN: Keith made a motion; seconded by Anita to adjourn.